Historic District Review Committee

Staff Report
May 10, 2010

Action Items

CAPP 2010-0002 Madison: New Residential Construction in the Waterford Historic District: PIN: 304-46-4671.

Background

On Monday, April 12, 2010, the Loudoun County Historic District Review Committee (HDRC) deferred for a third time a decision on Certificate of Appropriateness 2010-0002 as submitted in the application dated December 11, 2009 and revised February 16, 2010, February 25, 2010, and March 19, 2010. The initial deferral occurred on Tuesday, February 16, 2010.

During the April 12, 2010 meeting, the HDRC directed the applicant to submit a revised application with the changes listed below to bring the application into compliance with the Revised 1993 Zoning Ordinance (Zoning Ordinance) and the Loudoun County Historic District Guidelines: Waterford (Waterford Guidelines):

The revised plans must continue to include:

1.) A signed and sealed survey plat with the revised proposed location based on VCOD and CR-2 setbacks and dimensions that meet the Zoning Ordinance lot coverage requirements,

And must include revised elevations showing:

2.) The correct change in grade and exposed foundation heights on all elevations, with a clear depiction (illustration or written) of how the applicant proposes to address this change, including any necessary retaining walls,

3.) A main block that is similar in massing, width, and scale to historic residences in the district of the same style and design (symmetrical, 5-bay, main block with a central entrance) and directional expression and on a similar lot size with similar setbacks,

4.) Redesigned fenestration with a compatible rhythm of openings in the front (north) and side (west) elevations of the west wing, attic windows in the gable peaks of the east elevation of the main block and the west elevation of the west wing, a door providing access to the rear two-story porch, and a compatible window type in the first story of the rear (south) elevation,

5.) Complete detailed drawings for the proposed rear one-story and two-story porch details, dormers, front door surround, stone front entry feature, rear entry steps (if necessary), roof-wall junction (cornice and rake), and any additional architectural features taking into account all recommendations made in the

Staff Report. All details should relate to the formal, yet simple, design of the proposed house and follow traditional and historic precedents found in the Waterford Historic District,

6.) A complete materials list providing the dimensions, materials, type (relating to windows and doors), and treatment (e.g. painted) for all materials and details proposed for the residence, including but not limited to siding, roof, dormers, chimney, cornice, frieze, fascia, rake, doors, windows, porch elements, foundation, trim, corner boards, entry steps/stoops, and any additional architectural features or details.

In a letter dated April 13, 2010 notifying the applicant of deferral, Staff listed these submittal requirements and provided a re-submittal deadline of 5:00 p.m. Friday, April 23, 2010. Staff emailed and mailed this letter to the applicant the same day. The applicant submitted revisions to the proposed application by the April 23, 2010 deadline.

The revised submission addresses some but not all of the requirements listed in the deferral letter. Specifically, Item #3 has not been addressed since the mass, width and scale of the proposed residence has not been changed. Also, a lack of information regarding the dimensions of some architectural details persists. Lastly, the grade change continues to be depicted incorrectly on the plans. However, relatively minimal contouring of the lot would be necessary to match the grade (and treatment of the exposed foundation) as proposed in the plans.

The proposed scale and mass of the proposed residence remains the main issue with the application. The applicant continues to request approval of a residence that is substantially wider and deeper than historic precedents, using the neighboring residence (40171 Janney Street), constructed in 1990, as a point of reference. Staff offers the following comments as a point of further discussion (if the HDRC wishes to pursue it) on this central issue.

While the Guidelines specifically state that new construction should emulate historic buildings in the Waterford Historic District, a brief analysis of the new construction at 40171 Janney Street (Dunne Residence) is informative. The overall massing of the house, while proportional, is larger than historic 5-bay dwellings in the District. However, the residence exemplifies how the use of traditional building materials and techniques can create a sense of continuity and compatibility between new construction and surrounding historic architecture such that the new construction becomes part of the fabric of the District rather than a visual focal point. The Dunne Residence gives some perspective on the intersecting issues with the current application; how the scale and mass of the proposed building combined with the use of synthetic building materials emphasizes the incompatibility of the proposed residence with historic (and non-historic) architecture in the Waterford Historic District. Further analysis and recommendations on these issues for HDRC consideration are contained in the Massing; Height, Width and Scale; and Materials and Textures sections of the Staff Report.

According to the Zoning Referral letter dated April 5, 2010, there are no zoning issues associated with this application based on the plat submitted March 19, 2010. The proposed footprint meets the 25% maximum lot coverage requirement. For the subject property, the lot coverage must be less than 2,605.5 square feet. The proposed setbacks depicted on the plat meet the VCOD and CR-2 requirements of the Revised 1972 Zoning Ordinance. These setbacks include an 8-foot front yard and a 9-foot side yard.

Analysis

In this analysis, Staff will review the entire application, creating a Staff Report that summarizes all applicable analysis from the previous Staff Reports dated February 8, 2010, March 8, 2010, and April 12, 2010 in one document.[1] Evaluation of the most recent revisions made by the applicant will be incorporated into the relevant sections of the report.

The applicant proposes to construct a two-story frame residence on the subject property, 40153 Janney Street, in the Waterford Historic District (Figure 1). It will have a symmetrical five-bay main block with a two-bay wing on the west side, a rear ell, and a one-bay deep rear bump out. The proposed residence has a footprint of 2,320.4 square feet using the plat measurements (or 2,329.4 square feet using the elevation measurements), resulting in a house with approximately 4,600 square feet of living space on two stories.[2]

Chapter 4 of the Loudoun County Historic District Guidelines: Waterford Historic District (Waterford Guidelines) contains the guidelines applicable to new construction. Guidelines for setback, siting, and topography; orientation; spacing; massing; complexity of form; height, width, and scale; directional expression; and pertinent building details will be used to evaluate the proposed residence. Guidelines for Materials (Chapter 7) and Guidelines for Site Elements (Chapter 3) are also referenced as appropriate.

The Introduction to the New Construction Chapter (Chapter 4) notes that Waterford is one of the earliest and most historically intact villages in Loudoun County. As such, the Guidelines emphasize that any new building needs to be carefully designed to respect the historic village setting. Designs should not challenge or compete with the historic buildings in Waterford. Instead, a new building should be a "background" design that "does not draw attention to itself at the expense of its historic neighbors" (*Waterford Guidelines, Guidelines for New Construction: Introduction, p. 53*).

[1] Staff notes that the analysis of elements formerly determined to meet the Guidelines in staff reports dated February 8, 2010, March 8, 2010, and April 12, 2010, may be summarized in this report and that additional details can be found in the previous reports.

[2] A discrepancy exists between the width of the rear one-story porch depicted on the plat (14 feet 9 inches) and the width depicted on the elevations (15 feet 9 inches).

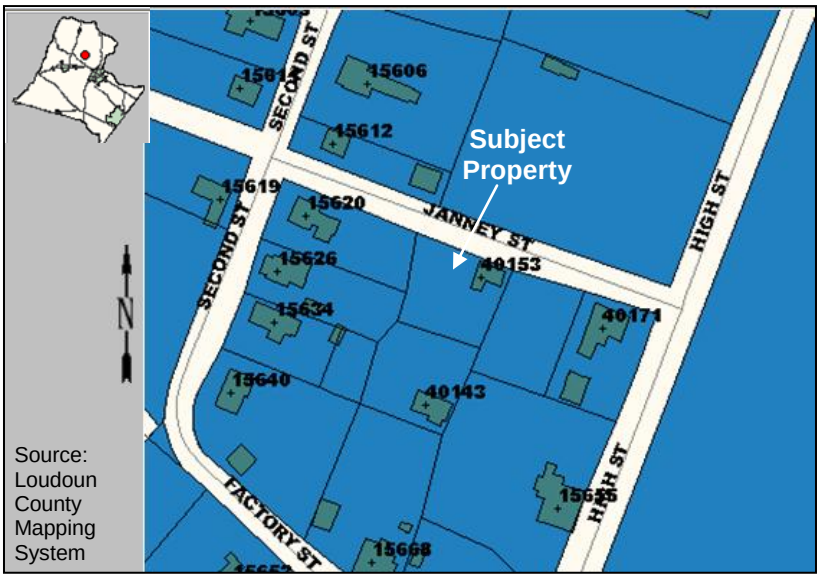

Figure 1: Area map showing the subject property, 40135 Janney Street, and the surrounding parcels.

Section 6-1905 of the Zoning Ordinance states that "the HDRC shall consider" the relationship of the general design, scale and arrangement of the proposed new construction to other structures and features and landscape of the historic district when reviewing an application. This section of the ordinance is reiterated in the Waterford Guidelines (*Waterford Guidelines, Historic Districts and the Preservation Process, p. 13*).

LANDFORMS AND FEATURES (Grade Change on Lot)

The subject property slopes down from east to west and from north to south. The applicant has been asked to address this grade change at each deferral. While minimal changes occur with each submission, the applicant never fully addresses the issue. The depiction of the change in elevation on the most recent submission has been improved due to revisions correcting exposed foundation height mistakes. The revised plans continue to depict the first floor level of the west wing stepped-down 2 feet from the first floor level of the main block to accommodate some of the grade change. The depicted change in elevation from the northeast corner to the northwest corner on the front (north) facade is 3 feet 5 and 11/16 inches.

Staff notes that the existing grade change is greater than what is depicted on the front elevation, as well as the side and rear elevations. On Thursday, April 22, 2010, County Staff measured elevations on the subject property. Table 1 compares the actual grade changes with grade changes depicted on the proposed plans. The actual change in elevation from the northeast corner to the northwest corner of the main block is 3.47 feet and the change in elevation from the northeast corner of the main block to the northeast corner of the side wing (the entire width of the front elevation) is 5.62 feet. If

the grade of the lot is not altered, then an additional 0.64 feet of foundation would be exposed along the façade of the main block, and another 1.67 feet of foundation exposed along the front elevation of the west wing. Along the west elevation of the west wing, the actual change in grade would create an additional 2.31 feet of exposed foundation. Along the rear elevation of the west wing, an additional 2.87 feet of elevation would be exposed.

Table 1: Actual and Depicted Elevation Changes for Residence Proposed at 40153 Janney Street in the Waterford Historic District [a, b, c]

Side of Proposed Residence	Actual Elevation Change	Depicted Elevation Change	Difference
Façade (north) (Entire Width)	-5.81	-3.50	-2.31
Main Block	-3.47	-2.83	-0.64
West (right) (Entire Width)	-1.14	-0.75	-0.39
West Wing (Including Porch)	-0.44	-0.83	0.39
Rear (south) (Entire Width)	-5.62	-2.75	-2.87
Main Block (including ell)	-3.98	-2.00	-1.98
Rear Ell	-1.96	-2.00	0.04
East (left) (Entire Width)	-2.02	0.00	-2.02
East (main block)	-0.63	0.00	-0.63

[a] Elevations on front and rear change from east to west.

[b] Elevations on sides (east and west) change from north to south.

[c] Measurements are in tenths of feet.

The Guidelines recommend minimizing grade changes and preserving existing landforms and features in their natural state. Artificially contouring the landscape should be avoided (*Waterford Guidelines, Guidelines for Site Elements: Landforms and Features, Inappropriate Treatment 1, Guidelines 1 and 2, p. 38.)*. Therefore, a proposal to maintain existing grades as much as possible would meet the Guidelines.

To construct the residence as proposed would require contouring the subject lot. Yet, these changes would be minimal, filling the area near the western end of the proposed residence 2 to 3 feet. Such minimal grade changes can, and should, be undertaken in a manner that retains the general downward slope of the lot from east to west and from north to south. This filling would allow the exposed foundations to be constructed to the heights depicted on the proposed plans with the exception of the west side of the west wing. In this elevation, the applicant depicts "welled windows" in the basement. **The grade should be modified so that the height of the exposed foundation is below the basement windows, negating the need for window wells. An increase in foundation height of 6 inches on the north end and 9 inches on the south end should suffice. Constructing the proposed residence with heights depicted on the plans would be more appropriate than increasing exposed foundation heights between 2 and 3 feet on the western end of the building.**

To support filling on the west side of the subject property, the applicant could elect to construct low retaining walls along or near the western property line. If this approach is taken, then Staff notes that retaining walls must be reviewed by the HDRC and receive an approved CAPP (*Waterford Guidelines, Guidelines for Site Elements: Fences and Walls, p. 45*).

SETBACK (Front Yard Setback)
The setback of any new construction in Waterford should be related to the character of adjacent existing historic buildings. The siting of new residences should also reinforce the character of adjacent dwellings and should follow placement precedents of similar building types (e.g. residential buildings as a guide for a new dwelling). The zoning ordinance regulates the setback; however, historic district overlay zoning regulations allow for the setback of new construction to reinforce existing historic precedent (*Waterford Guidelines, Guidelines for New Construction: Setback, Siting, and Topography, Text, p. 55, Guidelines 1, 2, and 4, p. 55*). This is accomplished by authorizing the Zoning Administrator to grant setback modifications based on the findings of the HDRC.

The Village Conservation Overlay District (VCOD), a zoning district created to protect the character of the County's villages, identifies an appropriate front yard setback by finding the average setback of all primary buildings within 150 feet of the subject property on the same side of the street. As noted in the zoning referral dated January 29, 2010, this setback is 8 feet. It is the average of (a) the 10.9-foot front yard setback from Janney Street of 15620 Second Street (considered a second front yard because it is along a public street) and (b) the 5.3-foot front yard setback of 40171 Janney Street (see Photos 3 and 4).

Staff finds that since the lot is considered raw land, the front setback of 8 feet as identified by Zoning Staff using the VCOD requirements is an appropriate front yard setback. The average setback of the two houses on the same side of Janney Street is in keeping with the existing streetscape and reinforces the character of the adjacent dwellings.

Furthermore, the 8-foot setback places the proposed building further back on the lot, which would decrease the imposing feel of the proposed 59-foot 3-inch long front elevation. This would also help meet the general guideline that a new building in the Waterford Historic District should become a background design that does not draw attention to itself at the expense of its historic neighbors.

SPACING (Side Yard Setback)
The side yards of new construction should be spaced within 10% of the historic precedent on the block while adhering to other applicable zoning regulations. Minimum side yards are regulated by underlying zoning regulations; however, these may be modified to ensure that a new building is consistent with the historic streetscape (*Waterford Guidelines, Guidelines for New Construction: Spacing, Text, p. 57; Guideline*

1, p. 57). As noted in the Zoning Referral letter dated January 29, 2010, the CR-2 district requires 9-foot side yard setbacks.

The variation in side yard widths on the block precludes determining a defined width as a historic precedent. Still, based on the side yard setbacks of historic and non-historic houses along Janney Street and that the subject property is considered vacant, Staff finds that it would be appropriate to locate the proposed house along the east side of the lot, leaving a larger yard on the west side. Therefore, Staff finds that the CR-2 requirement of a 9-foot side yard setback from the east lot line is appropriate and will maintain the spacing along the historic streetscape.

ORIENTATION

The Guidelines recommend that the façades of new construction be oriented to the street that the lot faces (*Waterford Guidelines, Guidelines for New Construction: Orientation, Guideline 1, p. 56*).

The subject property is on Janney Street. The front elevation of the proposed residence is oriented to this street; therefore, the orientation meets the Guidelines.

DIRECTIONAL EXPRESSION

The front elevation of the new building should have a directional expression, or relationship of height and width, that is in keeping with neighboring historic buildings in the Waterford Historic District (*Waterford Guidelines, Guidelines for New Construction: Directional Expression, Guideline 1, p. 61*).

Historic houses in the vicinity have both horizontal and vertical expressions. The historic house to the rear of the proposed residence, the Hidden House, has side additions, creating a horizontal expression. Meanwhile, 15620 Second Street has a vertical expression since the main block is narrow and the addition is attached to the rear. While either would be appropriate, the proposed house is wider than it is deep, and it has a side wing; therefore, it has a horizontal expression. The horizontal expression is successful in this proposal since the side wing will decrease the massiveness of the western wall of the main block due to the slope of the subject lot.

Complexity of Form

The form of new construction should relate to historic precedents. In Waterford, simple forms are best suited to new buildings since most historic construction occurred before complex forms became popular. Still, accommodating all uses in one simple rectangular mass may not be feasible. The Guidelines recommend looking to local precedents for examples of how a simple form evolved into a more complex form through the construction of additions over time (*Waterford Guidelines, Guidelines for New Construction: Complexity of Form, Guidelines 1 and 2, p. 59*).

The precedent of a telescoping side addition is seen in the James Moore House on Main Street (Big Hill), The Dormers at 15635 Second Street, and many others in

Waterford. Many more dwellings in Waterford have a rear ell. Often, rear porches were enclosed to create more interior living space. Since the proposed residence has a primary main block with a smaller telescoping addition, a rear ell, and a rear enclosed bump out, it reads as a simple form that became a more complex form as it was added to over time and meets the Guidelines. However, changing the material on the main block, where it is clad with the most substantial material (e.g. brick or stone), would follow historic precedents and would more successfully create the perception that the building expanded over time as recommended in the Guidelines (*Waterford Guidelines, Guidelines for New Construction: Materials, Guidelines 3 and 5, p. 75; Guidelines for Additions: Design, Guideline 4, p. 80*).

MASSING

The Waterford Guidelines state that massing should relate to existing adjacent historic buildings. When a building footprint is larger than these precedents, then the Guidelines recommend that examples of historic buildings that grew over time should be considered for guidance on how to reduce the perceived mass. The construction of additions over time is often represented by a series of differing masses and varying and intersecting rooflines. The precedent of one primary mass with one or more secondary masses should be followed. To reinforce the appearance of a building grew that over time, the use of a different material for primary and secondary masses is recommended (*Waterford Guidelines, Guidelines for New Construction: Massing, Guidelines 1-4, p. 58; Materials, Guidelines 3 and 5, p. 75; Guidelines for Additions: Design, Guideline 4, p. 80*).

The massing of the proposed residence has been consistent throughout each revision; a primary main block with a secondary west wing and rear ell. A rear bump out from the main block has also been employed to break up the depth of the main block. **The different masses and rooflines in this proposal narrowly follow the Guidelines for breaking up the perceived mass of a building with a large footprint. This is because the width and scale of the main block are larger than historic precedents, as will be discussed in the Height, Width, and Scale section.**

In addition to breaking up the massing using primary and secondary blocks, the applicant should differentiate the main block with a different material following historic precedents. Currently, the applicant proposes to clad the entire residence with HardiePlank siding. While examples of frame, clapboard-clad houses with frame additions exist in the Waterford Historic District, the prevailing construction material is brick with brick or clapboard-clad additions (*Waterford Guidelines, Guidelines for Materials: Introduction, p. 113*). Constructing the main block of brick and siding the west wing, rear ell, and rear bump out with HardiePlank would be the most appropriate use of materials, following historic precedent while creating the appearance that additions had been constructed over time, and reducing the perceived mass, width, and scale of the proposed main block and residence in general.

HEIGHT, WIDTH, AND SCALE

Height

The height of the new building should be within 10% of the average height of adjacent historic buildings (*Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guideline 1, p. 60*). Most houses in Waterford are two- or two-and-one-half stories tall. The height of the historic portion of the neighboring residence at 15620 Second Street is 32 feet 6 inches tall at the gable peak. Plans for the neighboring residence at 40171 Janney Street were not available in order to determine an exact height, but it is two stories, or approximately 30 feet in height. Based on the only known measurement on adjacent properties, the height of the proposed residence should be between 29 feet 3 inches and 35 feet 9 inches.

The height of the proposed main block at the northeast corner of the building is 32 feet 3 inches (includes 6 inches of exposed foundation) in the April 23, 2010 submission. The height of the main block is depicted as 32 feet 6 inches (includes exposed foundation) on the east (left) and west elevations. As found in the previous Staff Reports dated March 8, 2010 and April 12, 2010, a lesser height helps reduce the mass and scale of the proposed residence. The proposed height of the main block meets the Guidelines; however, the lesser height, 32 feet 3 inches, is most appropriate and should not be exceeded.

The height of the west wing is 30 feet. However, since the west wing is stepped down from the main block, it is approximately 5 feet shorter than the main block. The decrease in roof height and the step down of the west wing will reduce the visual effects of the building height on the west elevation due to the grade change and meets the Guidelines.

Width and Scale

New construction should respect the width and bay divisions, usually three to five bays, of historic buildings. However, flexibility in the width may occur due to different construction eras and styles, as well as placement on the lot. The human scale of the building should be reinforced by using functional elements, such as porches or porticos that reinforce the character of the district (*Waterford Guidelines, Guidelines for New Construction: Height, Width, and Scale, Guidelines 2 - 3, p. 60*).

In the current submission, the applicant maintained the dimensions proposed for the residence in the March 19, 2010 submission. The main block is 43 feet 6 inches wide and 30 feet deep, the west wing is 15 feet 9 inches wide and 22 feet deep, the rear ell is 22 feet wide and 18 feet 6 inches deep, and the rear bump out from the main block is recessed from the east elevation 1 foot and is 6 feet 4 inches deep. The proposed main block continues to be wider and deeper than historic houses in Waterford of similar design and setback (Table 2).

Since the applicant elected to design the proposed residence in a style typically found in Waterford, a symmetrical five-bay, side gable, main block with a central entrance, then the width and depth of the main block should be in keeping with historic houses of the same style. Historic symmetrical 5-bay houses with shallow setbacks (ranging from 8.6 feet to 16.1 feet) similar to the 8 foot setback required for the proposed residence have main blocks with widths ranging from 31.8 feet to 37 feet and depths ranging from 18.1 feet to 24 feet (Photos 1-4). The proposed main block of the residence is 6.5 feet wider and 6 feet deeper than the largest of these houses. The entire width of the proposed residence is 19 feet wider than the entire width (main block and wing) of the Monroe Hough House, which is 40.3 feet wide.

Placement of new construction on the lot can also be taken into consideration when evaluating width. The applicant proposes constructing a house with a symmetrical 5-bay main block and a side wing on a lot that is approximately 103 feet wide and 0.24 acres in size. The Monroe Hough House, the only 5-bay frame house with a side wing[3] and a shallow setback in the Waterford Historic District, stands on a 110 foot wide lot that is approximately 0.5 acres. As noted above, this entire house is as wide as the proposed main block. Other historic symmetrical 5 bay houses in Waterford with side wings, the Dormers and Mill Hill (both brick), have very deep setbacks and are located on lots that are approximately 1.5 acres in size (see Table 2). Therefore, the width of the proposed residence is greater than historic houses of similar style on both small and large lots and with shallow or deep setbacks.

The dimensions of the proposed main block are the same as the main block of the neighboring circa 1990 Dunne Residence at 40171 Janney Street, which is 43 feet 6 inches wide and 30 feet deep (Photo 5). It has a vertical orientation with no side wing, making its total width is 43.5 feet – 15 feet 9 inches narrower than the proposed residence. The massing, width, and scale of the Dunne Residence do not follow historic precedents; however, the building is constructed of materials that are traditional and relate to the historic architecture of the Waterford Historic District. Specifically, the Dunne Residence has a main block constructed of Flemish bond brick, a standing seam metal roof, a rear ell clad with wood clapboards, and wood trim, windows, and doors. The use of these materials reduces the visual effect of this large new residence on the character of the Waterford Historic District, making it more of a “background building” as suggested in the Introduction to Guidelines for New Construction. Furthermore, the detail of the Flemish bond brick main block helps reduce the perceived mass of the Dunne’s main block and adds a human scale to the building.

Since the applicant proposes to construct a house with a main block that is the same size as the neighboring non-historic house, then similar traditional building materials should be used. As proposed, the only traditional building materials to be

[3] This side wing is one story in height.

Table 2: Dimensions, Setbacks, & Materials of the Proposed Residence & Similarly-Styled Houses, Waterford, VA, 2010

House Name	Address	Width	Depth	Setback	Side Wing	Lot Width	Lot Depth	Lot Acreage	Historic	Main Block Material
Bank House	40149 Main St.	37.0'	24.0'	15'	No	~75'	>275'	~0.6	Yes	Brick
William James House	40187 Main St.	31.8'	18.1'	8.6'	No	~50'	~100'	~0.1	Yes	Clapboard
Edward Dorsey House	40203 Main St.	36.5'	21.1'	10.5'	No	~75'	>215'	~0.4		Brick
Monroe Hough House	40189 Patrick St.	40.3' [a]	20.5'	16.1'	Yes	~110	~205"	~0.5	Yes	Clapboard
The Dormers	15635 Second St.	40'	20'	138'	25' [b]	~225'	>275'	~1.7	Yes	Brick
Mill End	40090 First St.	~40'	~20'	~90'	Yes	~300'	~300'	~1.6	Yes	Brick
Dunne Residence	40171 Janney St.	43.5'	30'	5.3'	No	83.67'	140.57'	0.27	No	Brick
Madison Residence (Proposed)	*40153 Janney St.*	*43.5'*	*30'*	*8'*	*15.75'*	*102.92'*	*100.73*	*0.24*	*No*	*HardiePlank*

[a] This width includes a one-story wing.
[b] The total length of two wings off the main block of The Dormers.

Photo 1: This frame symmetrical 5-bay house at 40187 Main Street has a main block that is 31.8' wide and 18.1' feet deep, and has a setback of 8.6'.

Photo 2: The brick Bank House (40149 Main Street) has a 5-bay symmetrical main block that is 37' wide, 24' deep and a 15' setback from the street.

Photo 3: This frame house at 40189 Patrick Street is the only symmetrical 5-bay house in Waterford that has a side wing and is close to the street. It has a total width of 40.3'. The main block is 20.5' deep and it is set back 16.1'.

Photo 4: This brick house at 40203 Main Street is similarly styled to the proposed residence, but the main block is 36.5' wide and 21.1' deep and it is set back 10.5' from the street.

Photo 5: The Dunne Residence at 40171 Janney Street. The main block of the proposed residence is the same size as this main block (43' 6" by 30'). However, the proposed residence has a 15' 9" side wing and will be clad with HardiePlank siding.

used on the new residence are a stone foundation and a wood front door. All other materials would be synthetic and/or non-traditional. Table 3 provides a comparison of the proposed new residence building materials and the Dunne Residence. **As discussed in the following section, Materials and Textures, the HDRC has never approved new construction in the Waterford Historic District that proposed to employ synthetic materials for nearly all building elements.**

The use of shutters is a detail that adds visual interest and a human scale and will reduce the perceived width, depth, and mass of the proposed house, since no front porch or portico is proposed as suggested in the Guidelines for Height, Width, and Scale. Shutters should be wood or wood composite, scaled to fit the related window opening, and mounted on hinges, not screwed to the wall, to meet the Guidelines. Shutters should be louvered to follow historic precedents in the Waterford Historic District (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and*

Shutters, Inappropriate Treatment 8, p. 67, Guidelines 14 and 15, p. 69; and Architectural Details and Decoration, Text, Guidelines 1 and 2, p. 73).

Table 3: Comparison Building Materials for a Proposed Residence with Similarly Sized New Construction (Dunne Residence) in the Waterford Historic District, Waterford, VA, 2010

Building Element	Dunne Residence	Madison Residence (Proposed)
Main Block	Flemish Bond Brick	HardiePlank
Rear Ell/Wing	Wood Clapboard	HardiePlank
Roof	Standing Seam Metal	Architectural Shingle
Foundation	Stone	Stone
Windows	Wood	Vinyl Clad
Doors	Wood	Wood (front) Vinyl Clad (rear)
Trim	Wood	VERSATEX
Details	Wood	VERSATEX, except wood porch balustrade

To follow historic precedents for materials and details (see Massing, Complexity of Form, Materials and Textures, and Roof Form sections) **and to "help create a human scale to the building and add visual interest to the design" of the proposed residence that is not in keeping with the massing, width, or scale of historic buildings in the Waterford Historic District, the main block should be brick, the roof should be standing seam metal, and the windows should have shutters.** These traditional building materials and details will help create a new building that is a "background design" that "does not draw attention to itself at the expense of its historic neighbors," similar to the Dunne Residence (*Waterford Guidelines, Guidelines for New Construction: Introduction, p. 53*).

MATERIALS AND TEXTURES

The introduction to the Materials and Textures section begins by stating "The choice of materials and textures are among the most important decisions in establishing the basic character of a building. The use of inappropriate and simulated materials is one of the primary reasons for incompatible new construction in historic districts." (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Text, p. 74*)

Materials should be compatible with and complimentary to adjacent historic buildings. Traditional materials, such as stone foundations, standing seam metal roofs, brick wall cladding, wood siding, and wood trim and decorative features, are preferred. Substitute materials may be appropriate for new construction if the traditional patterns are followed and they replicate the visual qualities and workability of the original material. The wall

cladding should be consistent on all sides of the same mass of a building. A limited number of different historic materials should be used to simulate the construction of different masses over time (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Text and Guidelines 1 – 9, p. 75*).

The use of synthetic building materials such as cementitious siding and asphalt shingles can be appropriate in historic districts in contexts where the scale, mass, and siting of new construction allow the synthetic materials to blend unobtrusively into the fabric of the district. Staff notes that the HDRC has never approved the use of cementitious siding as cladding for an entire building in the Waterford District.

The applicant proposes to construct a residence that is almost entirely composed of synthetic and non-traditional materials (see Table 3). The only traditional materials proposed are a stone foundation, a wood panel front door and wood porch balustrades on the rear porches. **Constructing a house that is larger in scale and mass than its historic neighbors, while using a majority of synthetic materials does not meet the intent of the Guidelines since it would create a building that is visually incompatible with the Waterford Historic District. A discussion of appropriate materials by building element follows.**

Siding

As previously noted in the Staff Report (see Complexity of Form Massing, and Height, Width, and Scale sections), the main block should be brick. Brick, laid in Flemish or common (also known as American) bond, is the most common building material in Waterford (refer to p. 118 for examples). Therefore, the applicant should use one of these bonds for the proposed main block. Stretcher or running bond is not acceptable for the main block, as it does not follow traditional brick bonds for buildings. Windows and doors should be finished with brick jack arches, following historic precedent (Photos 6 and 7) (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Text and Guideline 6, p. 75; Architectural Details and Decoration, Text and Guidelines 1 and 2, p. 73*).

Additionally, the bricks should replicate the size, texture, and color of locally fired bricks used in the construction of historic buildings in the Waterford Historic District. Wire cut brick and artificially or chemically treated brick should not be used. The mortar should also match the texture and color, as well as the joint size and tooling, of historic precedents (*Waterford Guidelines, Guidelines for Materials: Stone and Brick, Inappropriate Treatment 7, Guidelines 2, 3, and 7, p. 123*).

The applicant supplied a brick sample and a photograph of mortar for the proposed chimney (Photo 8). The brick sample will be available for the HDRC to evaluate during the HDRC meeting. The brick is pressed, not wire cut, which meets the Guidelines. The color of the brick is also appropriate. The applicant may also refer to historic homes referenced in Table 1 or the neighboring Dunne Residence for brick color. However, the brick sample submitted is 8 ¾" by 4 ¼" by 2 ¼", which is oversized when compared with

historic bricks. Historical bricks are roughly 7 ½" by 3 ½" by 2" and bricks used for the main block should be this size.

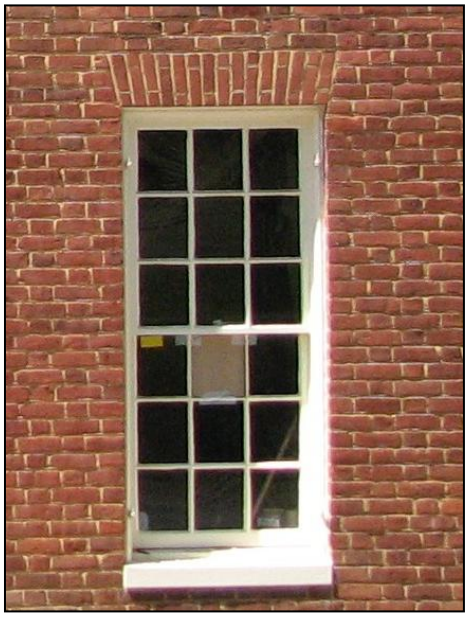

Photo 6: Typical brick jack arch on the Mahlon Schooley House on Second Street in the Waterford Historic District.

Photo 7: Brick jack arch on the Dunne Residence, 40171 Janney Street, indicating appropriate details on new construction in the Waterford Historic District.

The mortar color and texture, but not the mortar joint or size, depicted in the photograph is appropriate and meets the Guidelines (see Photo 8). Instead of a wide "V" joint typical of stone construction, the mortar should have a narrow and concave, struck, weathered, or grapevine joint typical of brick construction (*Waterford Guidelines, Guidelines for Materials: Stone and Brick, p. 122*).

Photo 8: Example of proposed mortar at the Pink House addition at 40174 Main Street in Waterford.

The bricks, mortar, and mortar joints used for the main block and chimney should be identical. As noted in the Chimney section, the bond for the chimney should be running bond, which is the traditional bond for chimneys.

The applicant proposes a cementitious, smooth lapped siding with a 6 inch reveal manufactured by JamesHardie for all elevations of the proposed residence. The Waterford Guidelines state that cementitious siding may be appropriate if it has a smooth finish, a 5" to 7" reveal, and is applied in a traditional manner (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Guideline 8, p. 75*). Given that the proposed residence is substantially wider and deeper than historic residences in the District, cladding the entire proposed residence with a synthetic material would create a building that is out of character with the Waterford Historic District. HardiePlank siding for the entire residence does not meet the Guidelines. However, this substitute siding material is appropriate for the west wing, the rear ell, and the rear bump out.

Trim

Trim proposed for the window and door surrounds, dormer trim, specified porch details, corner boards, frieze, fascia, soffit, and rake is VERSATEX Trimboard, a composite material made from cellular PVC. It will have a smooth finish. The applicant provided a sample and a brochure for review. The actual thickness of the sample provided is ¾ inch, the nominal thickness is 1 inch. This information will be available for additional evaluation at the HDRC meeting. Staff finds that the VERSATEX Trimboard sample replicates the visual qualities and workability of wood, as well as the dimensions, proportions, and overall appearance of wood trim. This material may also be painted (following specific instructions) as recommended in the Guidelines (*Waterford Guidelines, Guidelines for Materials: Substitute Materials – Composite Trim Materials, Guidelines 1 – 3, p. 129*). In general, the proposed thickness follows traditional dimensions. Additional trim dimensions, details, and profiles will be evaluated in the pertinent section. **All Versatex elements must be painted to meet the Guidelines.**

Staff will evaluate materials proposed for the roof, foundation, windows, and doors in later sections of this report.

DETAILS

Architectural Details and Decoration

The introduction to the New Construction chapter notes that the details of historic buildings help create a human scale and add visual interest to the building and its design (*Waterford Guidelines, Guidelines for New Construction: Introduction, text, p. 53*). Architectural details should be in keeping with those found on historic buildings in the Waterford Historic District. These details should replicate the originals in dimension, proportion, and appearance. Details include, but are not limited to, roof overhangs, cornices, chimneys, dormers, window and door trim, shutters, wood siding and shingle patterns, and entry features. Designing a building without any details providing a visual link to the district is identified as an "Inappropriate Treatment" (*Waterford Guidelines, Guidelines for New Construction: Architectural Details and Decoration, Inappropriate Treatment 1 and Guidelines 1 and 2, p. 73*). In general, the materials and details should be in keeping with the simple, yet formal, style of the house to meet the Guidelines.

All wood surfaces should be primed and painted, following historic treatment of wood details (*Waterford Guidelines, Guidelines for Materials: Wood, Maintenance 5, p. 114*).

Roof Form and Materials
The roof form and materials should relate to neighboring historic examples, with gable roof forms being the most common and preferred. The pitch of the roof should also follow historic precedents, generally pitched between seven-in-twelve and twelve-in-twelve. Materials that approximate a historic appearance, such as standing seam metal, wood, or slate, are recommended; however, standing seam metal is the most common roof material in the district, as well as Loudoun County. The Guidelines note that in some instances the HDRC may approve the use of dark, consistently colored, asphalt shingles (*Waterford Guidelines, Guidelines for New Construction: Roof Form and Materials, Text and Guidelines 1 - 3, p. 62*).

The main block and side wing of the proposed residence have a side gable roof with a nine-in-twelve pitch. All other gable roofs, including the rear ell and dormers, have a matching pitch. The proposed roof pitch meets the Guidelines.

Because of the scale and mass of the proposed residence, the roof will be a dominant feature on the building. In order for new construction of this scale and mass to relate to the surrounding architecture of the District, both historic and non-historic, the appropriate roof material is standing seam metal. The vast majority of residences in the Waterford Historic District have a standing seam metal roof. Few buildings have asphalt shingle roofs and these are predominately smaller out buildings. As noted in the Width and Scale section, the use of a standing seam metal roof would help blend the proposed residence that is larger than historic precedents into the District, creating a "background" building. Following traditional dimensions, the metal roof should be constructed of 17-inch wide sheets formed into pans with 1 ½ inch high sides or prefabricated in a manner that replicates these dimensions with sides between 1 ¼ inch and 1 ½ inch high (*Waterford Guidelines, Guidelines for Existing Structures: Roof Form and Materials, Materials Maintenance, p. 86; Guidelines for Materials, Guideline 9, p. 75*).

The applicant proposes asphalt architectural shingles manufactured by GAF-Elk for the roof material.[4] The type will be Timberline Prestique. "Charcoal" is the proposed color. The proposed shingle color, "charcoal" is the darkest available in this type and is consistently colored and meets the Guidelines. The applicant has provided a sample which will be available as the HDRC meeting.

[4] Initially, the applicant proposed "synthetic slate, dark" for the roof material. In subsequent email correspondence and submittals, the applicant changed the roof material to asphalt shingles.

Roof Features
The Guidelines recommend the use of dormers for new construction since dormers reduce the perceived mass of the roof by breaking up the large sloping surface. The dormers, however, should be scaled proportionately to the scale of the building and roof mass, should follow the rhythm and window size of historic precedents, and should have roofs slopes matching the main roof (*Waterford Guidelines, Guidelines for New Construction: Roof Form and Materials, Guidelines 1 - 3, p. 63*).

The applicant proposes three evenly spaced gable dormers for the front roof slope of the main block. The roof pitch (9/12) will match the main roofs of the proposed residence. The central dormer will be in line with the window and door below, while the outer dormers will be spaced between the outer bays below. This rhythm of the dormer location follows historic precedent in the Waterford Historic District. The Dormers at 15635 Second Street also has fewer dormers than bays and uses a different, but consistent pattern, for the dormers. The applicant removed the proposed dormer from the west wing. As stated in a previous staff report, this removal is acceptable.

The applicant decreased the height of the dormers as recommended in previous staff reports. However, the height of the dormers is unclear since it is inconsistent on the elevations. The dormer height ranges from 7 feet to 7 feet 4 inches. The dormers should be 7 feet tall in order to be scaled proportionately to the scale of the roof and to prevent massive dormer profiles that would be out of scale with the roof.

Dormer details include 4-inch crown fascia moulding in the gable peaks and along the sides of the dormers, 4-inch solid crown frieze moulding as capitals, and 2-inch rams crown moulding surrounding the window. The window trim will be 4-inch corner boards (no depth provided). To match the corner boards on the HardiePlank sided portions of the proposed residence, the trim should have a nominal depth of 1 inch. These simple, yet formal, details are in keeping with historic precedent, the style of the house, and meet the Guidelines. The trim should be painted to meet the Guidelines.

To follow historic precedent and traditional building techniques, the clapboard siding on the dormers should be horizontal, not diagonal as shown on the plans. The diagonal siding as proposed on the dormers does not meet the Guidelines (*Waterford Guidelines, Guidelines for New Construction: Architectural Details and Decoration, Guideline 1, p. 73*).

Chimneys
Masonry chimneys are a character-defining feature in Waterford. Chimneys were constructed of stone, brick, or a combination. Usually located at the gable ends of a building, exterior chimneys are typically earlier than interior chimneys. Chimneys should be located according to historic precedent on the interior or exterior of the building, with interior chimneys often located at the gable ends. New chimneys should also be sympathetic to the design of those found on adjacent historic buildings. Brick chimneys laid in a running bond pattern are typical and this pattern should be used for chimneys

visible from a public way (*Waterford Guidelines, Guidelines for New Construction: Chimneys, Guidelines 1-3, p. 64*).

The applicant proposes one interior brick chimney located in the gable end of the rear ell. This location is consistent with historic precedents for interior chimneys. The height will be as tall as required to meet the building code. The applicant currently proposes Flemish bond for the brick chimney. This bond is not characteristic of brick chimneys. Previously, the applicant proposed a running bond pattern, which the Guidelines note is the traditional brick pattern for chimneys. **Therefore, the chimney must be running bond to meet the Guidelines. The chimney should also have a simple corbelled top to follow traditional building techniques and be in keeping with neighboring historic and non-historic residences** (Photo 9). The chimney bricks and mortar should match the bricks and mortar used for the main block and meet the Guidelines for masonry materials.

Photo 9: Example of simple corbelling on a historic chimney in Waterford.

Cornices, Overhangs, and Parapets

The Guidelines recommend that applicants consider the use of a cornice, overhang, or parapet at the roofline of new construction based on historic precedents in the Waterford Historic District. This element should also relate to the overall style of the new dwelling. Wood is the most appropriate material, but substitute products may be approved (*Waterford Guidelines, Guidelines for New Construction: Cornices, Overhangs, and Parapets, Guidelines 1 - 3, p. 65*).

In a detailed drawing, the applicant proposes a one-foot wide overhang with a boxed eave enclosed by a 1-inch by 6-inch fascia board and a smooth board soffit with no vents. A 1-inch by 6-inch fascia and a 1-inch by 6-inch frieze are proposed for the gable ends. No frieze board is depicted below the boxed soffit on the detail; however, the elevations show a differentiation at the roof wall junction. Formerly, the applicant proposed a 1-inch by 6-inch frieze board to finish the roof-wall junction beneath the eave and at the gable ends.

The boxed eave with a board soffit and very simple treatment at the roof-wall junction is appropriate for the HardiePlank-sided wing, rear ell, and bump out (if necessary). A substitute material, VERSATEX, is proposed for each element and determined to meet

the Guidelines in the Materials and Textures section. The materials should be painted to meet the Guidelines.

Since the main block should be brick, a more classical entablature with a cornice and architrave should be used based on the proposed building's formality and material to meet the Guidelines for Architectural Details and Decoration. The Dunne Residence uses a corbelled cornice that is also found on historic homes in Waterford, while other brick main blocks use scotia cove brick or variations of crown moulding applied beneath the boxed soffit. One of the cornices depicted below should be selected and replicated for the façade of the main block (Photos 10, 11, 12, and 13). The dimensions should match exactly. Materials should be similar, i.e. brick corbelling should be brick, wood cornice should be painted wood or painted VERSATEX.

Photo 10: Brick corbelled cornice on the Dunne Residence. Also an example of rectangular vents in a boxed soffit.

Photo 11: Moulded wood cornice beneath a boxed eave on the Pink House on Main Street in Waterford.

Photo 12: Brick cornice using scotia cove bricks on a historic brick house on Main Street in Waterford.

Photo 13: Moulded wood cornice with crown moulding applied to the boxed eave on a historic brick house on Second Street in Waterford.

The applicant may propose a different cornice at the HDRC meeting for the Committee to consider; however, the cornice should relate to historic cornice details and designs found in the Waterford Historic District. Both a detailed photo of a cornice and an overall building photo of the residence should both be provided. Detailed drawings are preferred.

Since brick should be used for the main block, then wood louvered vents as proposed for the gable peaks are not appropriate since this treatment does not follow traditional building techniques.[5] Furthermore, this is a common treatment for vent roofs in newer lap-sided construction. The elevations note that the louver vents are decorative. Therefore, a more appropriate solution for the brick main block and the HardiePlank clad wing, ell, and bump out would be to vent the soffits in the boxed eaves using small pop-in vents in various sizes or a narrow continuous vent (see Photo 10, Photo 14). Vented soffits follow historic precedent and more traditional building techniques. This is particularly true of houses with attic windows, which are appropriately proposed and characteristic of historic buildings. Therefore, Staff recommends that the louvers be removed and vented soffits be used.

Photo 14: Example of continuous vent in a boxed soffit.

Corner Boards

The applicant proposes corner boards made of painted smooth VERSATEX. No dimensions are provided except when describing the dormer details. The corner boards should be a nominal size of 4 inches by 1 inch to meet the Guidelines for trim dimensions and would be appropriate for the HardiePlank sided wing, rear ell, and bump out (if necessary). Staff has recommended that painted VERSATEX meets the Guidelines in the Materials and Textures section.

Staff notes that the front corner board on the east side of the west wing (the side that connects with the main block) extends the height of the main block rather than the height of the wing. No corner board will be necessary on the brick main block. However, a narrow trim board will be necessary on the wing at the joint with the main block.

[5] Louvered vents should not be used in the gable peak of the rear ell since the interior chimney extends through the roof at this location.

Gutters and Downspouts
Gutters and downspouts should have profile that is appropriate to the architectural style, size, and scale of the building. Finish colors should be compatible with the overall color scheme of the building (*Waterford Guidelines, Guidelines for Existing Structures: Gutters and Downspouts, Guidelines 3 - 5, p. 93*).

The applicant proposes galvanized half-round gutters and round downspouts for the residence. The gutters will be attached to the boxed eave. The material, profile, and location of the gutters and downspouts are in keeping with the simple, yet formal, style of the proposed residence and meet the Guidelines.

DOORS, WINDOWS, AND SHUTTERS

Fenestration Pattern
The ratio of solids to voids, rhythm of the openings, and proportion of the openings in new buildings should be compatible with adjacent historic buildings (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Guidelines 1-3, p. 68*).

Main Block
Façade (North Elevation)
Five symmetrical bays comprise the fenestration in the façade (north elevation) of the main block. This arrangement has a ratio of solids to voids, rhythm of openings, and proportion of openings that is compatible with adjacent historic buildings in the Waterford Historic District, while following the historic precedent of five bays. The windows in the second story are shorter than those in the first, following the historic precedent of "diminution of fenestration".

East (Left Side) Elevation
Fenestration in the east elevation is composed of three window bays. The windows in the second story are shorter than those in the first, following the historic precedent of "diminution of fenestration." **This three bay arrangement follows a rhythm of openings that is not typical of adjacent historic buildings, however, the even spacing and ratio of solids to voids are appropriate and the fenestration is acceptable.** A third window also decreases the perceived mass of the 30-foot deep side elevation.

Staff has previously noted that in the original submission, a square attic window was proposed for the gable peak. Staff again recommends including this attic window back into the peak to break up the perceived mass of the wall surface in the gable end and to follow the historic precedent of attic windows in gable peaks. The applicant now proposes two attic windows in this elevation. One centered attic window is proposed for the opposite end of the main block, an arrangement that is necessary because of the west wing. One centered or two attic windows as proposed are appropriate for the eastern gable peak.

Rear (South Elevation)
Three symmetrical bays composes the fenestration on the rear elevation of the main block. A door is located in the western bay of each story. This arrangement has a ratio of solids to voids, rhythm of openings, and proportion of openings that is compatible with adjacent historic buildings in the Waterford Historic District. The windows in the second story are shorter than those in the first, following the historic precedent of diminution of fenestration.

West (Right) Wing
Front (North Elevation)
The applicant revised the fenestration in the front elevation of the west wing to two symmetrical windows aligned atop two windows. This rhythm of the openings follows historic precedents, meeting the Guidelines.

West (Right Side Elevation)
The applicant revised the fenestration in the side elevation of the west wing from three bays of double hung windows to two bays of double hung windows. This revision meets the Guidelines.

Staff continues to recommend the use of an attic window in the gable peak to break up the perceived mass of the wall surface in the gable end and to follow the historic precedent of attic windows in gable peaks.

Rear (South Elevation)
A door and single double-hung window are located in the first floor of the rear west wing. This arrangement has a ratio of solids to voids, rhythm of openings, and proportion of openings that meet the Guidelines.

Rear Ell
West (Right Side Elevation)
Two bays of symmetrical windows in the first and second stories of the west elevation of the rear ell create a rhythm of openings that meets the Guidelines.

Rear (South Elevation)
Double-hung windows flanking the chimney in the first and second stories proposed for the rear of the rear ell follow a compatible rhythm of openings and meets the Guidelines.

East (Left Side Elevation)
The fenestration in the east elevation of the rear ell – three window bays aligned atop two window bays with the southern window absent in the first story generally follows a rhythm of openings and alignment compatible with neighboring historic residences and meets the Guidelines.

Windows
Windows should have true or simulated divided lights with interior and exterior fixed muntins and an internal spacer that match the style of the building. The trim should be simple with the same dimensional qualities of historic buildings in the Waterford Historic District. Windows should be made of wood or a wood composite that visually approximates the appearance of wood. Fiberglass windows that replicate the visual qualities of wood may also be appropriate. Windows and their frames should not be stained or left unpainted (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Inappropriate Treatment 1, p. 67; Guidelines 9-11, p. 69*).

The applicant proposes double hung, 6/6, simulated divided light windows made of wood.[6] The windows will be Andersen 400 Series Woodwright Double-Hung Windows with a full divided light grille configuration with a 7/8 inch grille width (interior and exterior muntins with internal spacer).

The first story windows in the main block and rear ell will be 2 feet 11 and 5/8 inches by 5 feet 4 and 7/8 inches (Unit WDH21062). The unit number, WDH24210, indicates that the middle window on the east elevation is different; however, the plans show a window matching others in the first floor. As noted earlier, a "diminution in fenestration" is proposed and the second story windows in the main block will be 4 inches shorter (Unit WDH210410).

Windows in the west wing are smaller, compensating for its reduced height. The first floor windows are the same dimensions of the second story main block windows, 2 feet 11 and 5/8 inches by 5 feet 7/8 inches (Unit WDH24210). The second story windows are 2 inches shorter (Unit WDH21046).

The dormer windows will be 2 feet 9 and 5/8 inches by 4 feet 4 and 7/8 inches. The attic windows will be 2/2 windows. No dimensions or unit numbers are provided; however, the windows are approximately 2 feet by 2 feet.

Although the applicant indicates that the windows are wood, Andersen 400 Series Woodwright Double-Hung Windows are vinyl clad. Vinyl clad windows do not meet the Guidelines for New Construction. The only synthetic windows that meet the Guidelines are wood composite or fiberglass windows that replicate the visual appearance of wood. The windows should have grille (muntin) widths of ¾ inch, not 7/8 inch to be more in keeping width historic muntin widths and meet the Guidelines. The size of the windows meets the Guidelines.

[6] The initial submission indicated fiberglass windows; however, subsequent information indicates that the windows will be wood. This correspondence was previously included in the HDRC packet for the February 8, 2010 meeting.

The trim around the first and second story windows will be comprised of a 5 inch by 1 inch smooth composite board. Trim around the dormer windows and attic windows will be 3 inch by 1 inch smooth composite board as indicated in a previous submission. Windowsills should be between 1 ½ and 2 inches thick. **The simple window trim is in keeping with details in Waterford and meets the Guidelines; however, the trim width should be deceased one inch to nominal 4 inches by 1 inch to be in keeping with historic dimensions.** The proposed composite material is evaluated in the Materials and Textures section.

If the main block is clad with brick, window frames would be constructed differently and should follow traditional building techniques to meet the Guidelines. The sides and top of the frame are recessed from the face of the brick. The sill projects from the brick face and extends beyond the base of the frame. The most traditional sill material is wood and should be used for the windows in the main block. Andersen provides installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File.[7] This installation method should be used for the windows in the brick main block using a wood sill that is 1 ½ to 2 inches thick. The applicant should refer to window frames in historic brick buildings if variations of this design are proposed; however, the door and window frames in the brick main block should be of the same dimensions and trim details.

Doors
Doors should relate to styles historically found in the Waterford Historic District. The preferred material for doors is wood, however, composite products may be considered depending on design and visual appearance. Doors and their frames should not be stained or left unpainted. Storm/screen doors should be a full-view design that does not reference a particular architectural style or period. Trim should also be simple with traditional profiles and dimensional qualities that are similar to original trim in Waterford (*Waterford Guidelines, Guidelines for New Construction: Doors, Windows, and Shutters, Inappropriate Treatment 1, p. 67; Guidelines 5-8, p. 68*).

Front Door
The front door is centrally located in the main block. The applicant called out door styles by unit number (3068) on the floor plan. However, the number provided for the front door and rear doors are the same and relate to a patio door sidelight manufactured by Andersen. The applicant stated that the front door will be solid wood with six raised panels measuring 3.5 feet by 7 feet in previous submissions and indicates that the door will be a solid 6-panel door on the current elevations. This door measures 3 feet by 6 feet 6 inches. To meet the Guidelines, the front door should be solid wood with six

7 http://www.andersenwindows.com/servlet/Satellite?blobcol=urldata&blobheader=application%2Fpdf%0D%0AContent-Disposition%3A+inline%3B+filename%3DSEC2_400_WW-windows.pdf%3B&blobkey=id&blobnocache=false&blobtable=MungoBlobs&blobwhere=1194110567126&ssbinary=true

raised panels measuring between 3 feet by 6 feet 6 inches and 3.5 feet by 7 feet. It should be painted.

Details and dimensions are lacking for the proposed front door surround. Furthermore, the surround design does not meet the Guidelines due to a lack of or inappropriate design details (Photos 15, 16, and 17).

Incomplete details include:
1. Unclear and incomplete details called out on the pilasters.
2. Inconsistent dimensions for proposed pilaster bases.
3. No details indicating whether the transom will have true or simulated divided lights.
4. No indication that the surround will be painted.

Inappropriate proposed front door surround design details include:
1. A pediment treatment that does not follow historic precedents
2. Pilaster details that do not follow historic precedents

Formerly proposed as wood, the applicant now proposes smooth VERSATEX for the door surround. If the applicant can construct a front door surround using VERSATEX trim pieces that replicate the shapes and dimensions of historic trim and moulding, then this material is acceptable.

Photo 15: The Dormers front door surround at 15635 Second Street in Waterford.

Photo 16: Front door surround along High Street in Waterford.

Photo 17: Front door surround along Second Street in Waterford.

Since the proposal for the front door surround does not meet the Guidelines and is incomplete, consideration of the front door surround is not included as part of this CAPP application. The applicant must submit a redesigned front door surround that addresses the issues identified in this section in order for Staff to undertake a complete analysis and make a recommendation to the HDRC.

Rear Doors

In the submission dated April 23, 2010, wood, 15-pane doors with true divided lights are proposed for the two doors in the first floor and one door in the second floor of the rear elevation. The applicant did not provide a manufacturer for these doors, but indicated door styles by unit number (3068 for the first floor, and 21068 for the second floor) on the floor plan. However, unit 3068 relates to a patio door sidelight manufactured by Andersen. In a prior submission, Andersen 400 Series, Hinged Frenchwood, Outswing with permanently applied grilles and spacers were proposed. The grille (muntins) width will be 7/8 inches. The unit number FWO3168 relates to a single panel door meeting the description above; Staff assumes that this is the door indicated on the plans. This door is 3 feet 1/8 inch wide and 6 feet 7 and 7/16 inches tall and matches the dimensions of the doors depicted on the plans.

Unit 21068, the door style and size proposed for the second story door, does not relate to any product manufactured by Andersen. However, unit FWO2168 relates to a 2 foot ½ inch by 6 foot 7 7/16 inch single Andersen 400 Series, Hinged Frenchwood, Outswing door with 15 lights. The second story door depicted on the plans is the same size as the first story doors. Therefore, the second story door should also be unit FWO3168. If this door is too tall, then the alternative door should also be 3 feet 1/8 inch wide in order to be consistent with door and window widths in the rear elevation.

Although the applicant indicates that the doors are wood, Andersen 400 Series Frenchwood Doors are vinyl clad. Vinyl clad doors do not meet the Guidelines for New Construction. Wood composite doors may meet the Guidelines depending on their design and visual appearance. The doors should have grille (muntin) widths of ¾ inches, not 7/8 inches to be more in keeping width historic muntin widths and meet the Guidelines.

Door trim will be VERSATEX (evaluated previously in the Materials and Textures section). The applicant did not provide the dimensions for the door surrounds or indicate whether the doors or trim would be painted. The applicant previously stated that the trim would be 5 inches wide and 1 inch deep.

The proposed secondary doors are simple and utilitarian, yet common, door types and meet the Guidelines for secondary entrances. **The proposed material, VERSATEX, is appropriate for door trim for doors in the HardiePlank clad side wing; however, the nominal dimensions should be 4 inches by 1 inch to meet the Guidelines. The doors and trim should be painted to meet the Guidelines.**

If the main block is clad in brick, the door frames would be constructed differently and should follow traditional building techniques to meet the Guidelines. The sides and top of the door frame are recessed from the face of the brick. The threshold projects from the brick face and extends beyond the base of the door frame. The most traditional threshold material is wood and should be used for the doors in the main block. The dimensions of the door frame should match those indicated for window frames in the instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File. This installation method should be used for the doors in the brick main block using a wood threshold that is approximately 2 to 3 inches thick. The applicant should refer to door frames in historic brick buildings if variations of this design are proposed; however the door and window frames in the brick main block should be of the same dimensions and trim details. Doors should be finished with flat jack arches, following traditional brick building techniques and similar to the window jack arches.

Front and Rear Porches
Porches on new residential construction are appropriate if they are a prevailing condition of adjacent structures. The porch, however, should reflect the size, materials, proportion, and placement of historic porches in Waterford. Porches on secondary elevations are appropriate where they will shield the house from sun during the summer (*Waterford Guidelines, Guidelines for New Construction: Front and Rear Porches, Guidelines 1- 3, p. 70*).

Rear One-Story Porch
A rear, one-story porch with a shed roof is proposed for the west wing. The width of the rear one-story porch is shown on the elevations as 15 feet 9 inches and flush with the west wall of the west wing. On the floor plan and plat, this width is shown as 14 feet 9 inches and recessed 1 foot from the west wall of the west wing. Recessing the porch from the side elevation of the wing is appropriate and follows historic precedent for porch design.

Details and dimensions are lacking for the proposed rear one-story porch. Furthermore, the porch design does not meet the Guidelines due to a lack of or inappropriate design details.

Incomplete details include:
1. No porch post material.
2. Unclear details called out on porch posts.
3. Inconsistent porch post dimensions. Both 6 inch and 8 inch posts indicated.
4. No dimensions for the top and bottom rails of the balustrade.

Inappropriate proposed porch design details include:
1. 1-inch by 6-inch composite decking for porch floor. The floor should be tongue and groove to follow traditional porch details. Tongue and groove flooring is

manufactured with composite materials. Correct Porch is one manufacturer that advertises using historic dimensions.
2. Constructing a wood or composite wood floor on top of a solid stone foundation. Historically, porches are supported by brick or stone piers and frame construction.
3. The use of differently sized porch posts for the corner posts (8 inches) and other porch posts (6-inch).
4. To create a more finished appearance that is typical of historic porches, the columns should be chamfered.
5. No cornice is proposed for the porch. This lack of detail is not in keeping with historic porches, especially porches that would be constructed on a formal house such as the one proposed.
6. The balustrade should be based on historic precedents. Typically, top and bottom rails were not simple rectangular strips.
7. Staff continues to recommend that a hipped, rather than shed, roof be used for the porch. Hipped roofs are more typical of historic porches and have a more refined design that would be appropriate for the formal style of the proposed residence.

In addition, the porch roof material should be standing seam metal to be in keeping with the recommended main roof material.

The proposed porch ceiling is painted wood beaded board. This is the traditional material and detail for historic porches and meets the Guidelines.

Since the proposal for the rear one-story porch does not meet the Guidelines and is incomplete, consideration of the porch is not included as part of this CAPP application. Under separate application, the applicant must submit a redesigned porch that addresses the issues identified in this section in order for Staff to undertake a complete analysis and make a recommendation to the HDRC.

Rear Two-Story Porch
The applicant proposes a 6 foot 4 inch deep bump out from the rear of the main block in an attempt to break up the mass of the main block. The bump out is recessed 1 foot from the side of the main block. The first story will be enclosed and the second story will be a covered porch.

Double-hung or two-tiered porches in rear ells and enclosed porches are both features that are common on historic buildings in the Waterford Historic District. This proposal also breaks up the mass of the main block. Constructing a main block of brick as recommended in previous sections (see Complexity of Form; Massing; Height, Width, and Scale; and Materials and Textures sections) and the bump out of HardiePlank siding will further diminish the perceived depth of the east wall. Furthermore, it would create the appearance that the rear porch had been enclosed over time, which is a more appropriate treatment that is in keeping with the manner that historic houses

evolved and grew over time (*Waterford Guidelines, Guidelines for New Construction: Materials and Textures, Guidelines 1, 3, and 5, p. 75).*

Details and dimensions are lacking for the proposed second-story porch. Furthermore, the porch design does not meet the Guidelines due to a lack of or inappropriate design details.

Incomplete details include:

1. No porch post material.
2. Unclear details called out on porch posts.
3. Inconsistent porch post dimensions. Both 6-inch and 8-inch posts indicated.
4. No dimensions for the top and bottom rails of the balustrade.
5. No details, description, or dimensions for the depicted frieze board are provided.

Inappropriate proposed porch design details include:

1. 1-inch by 6-inch composite decking for porch floor. The floor should be tongue and groove to follow traditional porch details. Tongue and groove flooring is manufactured with composite materials. Correct Porch is one manufacturer that advertises using historic dimensions.
2. The use of differently sized porch posts for the corner posts (8-inch) and other porch posts (6-inch).
3. To create a more finished appearance that is typical of historic porches, the columns should be chamfered.
4. The balustrade should be based on historic precedents. Typically, top and bottom rails were not simple rectangular strips.
5. Staff continues note that the roof attachment to the main block is not typical of double-hung porches. The beginning of the secondary roof should be closer to the end of the main block roof. Photos 18 and 19 provide examples of how the porch roof should be attached.

Photo 18: Example in Waterford of how a double-hung porch is historically attached to the roof of a rear ell. Notice that the main roof is built up a small amount near the end to accommodate the attachment and change in roof slope on the porch.

Photo 19: Example in Leesburg of how a double-hung porch is historically attached to the roof of a rear ell. Notice that the porch roof is simply connected to the building at the wall.

In addition, the porch roof material should be standing seam metal to be in keeping with the recommended main roof material.

The proposed porch ceiling is painted wood beaded board. This is the traditional material and detail for historic porches and meets the Guidelines.

Since the proposal for the rear second-story porch does not meet the Guidelines and is incomplete, consideration of the porch is not included as part of this CAPP application. The applicant must submit a redesigned porch that addresses the issues identified in this section in order for Staff to undertake a complete analysis and make a recommendation to the HDRC.

Foundation
Foundations should be distinguished from the rest of the building, respecting the height, contrast of materials, and foundation textures on surrounding historic buildings. The preferred material is stone matching the local fieldstone; however, stone veneer also matching the local stone may be acceptable. The material should be consistent on all four sides of the foundation (*Waterford Guidelines, Guidelines for New Construction: Foundations, Guidelines 1 – 5, p. 72*).

The applicant proposes to reuse the stones from the existing foundation to create a stone veneer over concrete for all elevations of the new foundation. This proposal will meet the Guidelines since the proposed stone veneer will be consistent on all sides and made of stones from a historic foundation in the Waterford Historic District (*Waterford Guidelines, Guidelines for Materials: Stone and Brick, Guidelines 2 and 7, p. 123*).

Staff notes that if the applicant does not have enough stone from the existing foundation to complete the stone veneer, then the additional veneer should match the color, shape, and texture of the stone veneer created from the existing foundation.

The applicant proposes mortar and a mortar joint that matches those found on the Pink House stone addition at 40174 Main Street (see Photo 8). The mortar and mortar joint employed on this addition are in keeping with the size, color, shape, and texture, as well as mortar width and tooling, of stone foundations in the Waterford Historic District and meets the Guidelines (*Waterford Guidelines, Guidelines for Materials: Stone and Brick, Guidelines 2 and 7, p. 123*).

Entry Steps
The applicant depicts stone entry steps at the front and rear entrances. Only elevations and no detailed plan views are provided, nor are any dimensions. **Since the information for the proposed stone steps is incomplete, consideration of the porch is not included as part of this CAPP application. Under separate application, the applicant must submit complete detailed designs in order for Staff to undertake a complete analysis and make a recommendation to the HDRC.**

SITE ELEMENTS

Staff notes that the following Site Elements will need a CAPP if proposed in the future:

1.) Mechanical and Utilities Screening (*Waterford Guidelines, Guidelines for Site Elements: Mechanical and Utilities Screening, p. 47*) **Staff notes that the applicant depicted an HVAC unit on the east elevation of the main block. No screening details were provided for the unit and mechanical screening is not considered as part of this CAPP application. Therefore, the applicant must apply for a CAPP for the mechanical screening.**

2.) Accessory Structures and Breezeways (*Waterford Guidelines, Guidelines for Site Elements: Accessory Structures and Breezeways, p. 42-3*)

3.) Structural Elements (above-ground) in Outdoor Living Spaces (*Waterford Guidelines, Guidelines for Site Elements: Outdoor Living Spaces, p. 44*)

4.) Fences and Walls (*Waterford Guidelines, Guidelines for Site Elements: Fences and Walls, p. 45*)

Findings

1. The front and side yard setbacks, orientation, directional expression, complexity of form, height, roof form, general dormer design, chimney location, rhythm of fenestration, general window and door sizes, and porch locations of the proposed new construction meet the Guidelines.
2. The revised plans continue to lack details on specific architectural elements such as the rear and side porches, front door surround and front entry steps. Therefore, these elements could not be adequately evaluated against the Guidelines.
3. The grade as depicted on the plans does not resemble the actual grade and topography of the subject property. Minimally altering the grade to construct the exposed foundation as depicted on the plans would be more appropriate than leaving several more feet of foundation exposed.
4. As currently proposed, the overall design of the residence does not meet the Waterford Guidelines relating to scale, width, massing, and materials.
5. The traditional, symmetrical, five-bay residence proposed emulates the style of several historic residences in Waterford. However, the overall mass, width, and scale of the proposed residence remain inconsistent with these historic precedents. The main block is the same size as the main block of the neighboring circa 1990 residence at 40171 Janney Street, which does not have a side wing. Therefore, the overall width of the proposed residence is 15 feet 9 inches greater than the modern neighboring residence.
6. The Guidelines state that new construction should follow historic precedents. The horizontal directional expression of the proposed residence is in keeping with other historic residences of similar style in the Waterford Historic District. However, the main block of these historic houses is smaller in scale than the proposed residence and sited on larger lots with deeper setbacks or on hilltops.

The entire width of the proposed residence is 19 feet wider than the historic Monroe Hough House at 40189 Patrick Street, which is the most similar in design and siting to the proposed new residence in the Waterford Historic District.

7. The use of traditional materials, textures, and architectural details are critical to successfully blending new construction in to historic districts in a manner that makes them compatible and a background design. The inappropriate use of synthetic or simulated materials and a lack of architectural detail are key reasons why new construction could be incompatible with historic buildings in a District.
8. Synthetic building materials are appropriate for new construction in contexts where the scale, mass, and siting of the construction allows the synthetic material to blend with, rather than intrude on, the historic architecture of the Historic District. Constructing a residence of the proposed scale and mass almost entirely with synthetic materials is not compatible with historic and non-historic residences in the District.
9. Cementitious siding can be considered an appropriate building material for the proposed west wing, rear ell, and rear bump out due to the scale, mass, and subordinate siting of these blocks and their appearance of being later constructed additions.
10. Brick is the most common historic building material in the Waterford District. Constructing the main block of brick, a traditional building material, would follow historic precedent, minimize the perceived mass and scale of the proposed residence and help to relate new construction of the scale and mass proposed to the architecture of the District.
11. A brick main block requires different cornice and window and door frame treatments than proposed for a HardiePlank clad house to follow traditional details and building techniques.
12. Per the Guidelines, in some instances the HDRC may approve asphalt shingle as a roofing material. However, standing seam metal is the most common and appropriate roofing material in the Waterford Historic District.
13. Sheathing the roof with standing seam metal, a traditional building material, would follow historic precedent, minimize the perceived mass and scale of the proposed residence and help to relate new construction of the scale and mass proposed to the architecture of the District.
14. Shutters add visual interest and a human scale to buildings. Porches and porticos have the same effect. Neither architectural element is proposed for this residence.
15. The proposed roof-wall junction; frieze, fascia, and corner board materials and dimensions, and siding meet the Guidelines for New Construction for the side wing, rear ell, and rear bump out.
16. Louvered vents in the gable peaks do not follow tradiotional building techniques, particularly in brick houses, houses with attic windows, or in the peak where an interior chimney is located.

17. The proposed chimney construction method and materials do not meet the Guidelines because Flemish bond is not typical of chimneys, wide V mortar joints are not typical of brick construction, plain chimneys with no corbelling are not typical of historic chimneys, and the submitted brick is larger than historic bricks.
18. Proposed window and door unit numbers and sizes are inconsistent or incorrect.
19. Attic windows in the gable ends of the proposed residence are in keeping with historic building details and break up the perceived mass of large wall surfaces.
20. Vinyl clad doors and window do not meet the Guidelines for New Construction.
21. Painting wood follows traditional building treatments.
22. The depiction of the corner board on the northwest corner of the main block is incorrect.
23. The proposed foundation stone and mortar and the gutters and downspouts meet the Guidelines.
24. Any newly proposed site elements will require a CAPP.

Recommendation and Conditions

The application continues to lack details and dimensions for some architectural elements. Further, the application continues to propose a residence that does not reflect the scale, width, and massing of historic residences in the Waterford Historic District. Therefore, the HDRC could deny this application based on an incomplete application and an overall proposal that fails to meet the Waterford Guidelines.

Alternatively, if the HDRC finds that the use of traditional, historic building materials (specifically a brick main block, a standing seam metal roof, and working shutters) could adequately mitigate the incompatible scale, width, and mass of the residence, the HDRC may wish to consider approval of the application with the following conditions:

1. The exposed foundation heights match those depicted on the plans dated April 23, 2010, except for the west side of the west wing, which should be increased up to 6 inches on the north side and 9 inches on the east side to prevent the need for basement window wells.
2. The main block is constructed of brick in either Flemish or common (American) bond. To meet the Guidelines the brick must be roughly 7 ½ inches by 3 ½ inches by 2 inches, the bricks should replicate the size, texture, and color of locally fired bricks used in the construction of historic buildings in the Waterford Historic District. Wire cut brick and artificially or chemically treated brick should not be used. The mortar should match the texture and color of the proposed mortar. The joint size and tooling should have a narrow concave joint as depicted on page 122 of the Waterford Guidelines.
3. The brick chimney must be constructed in running bond with a simple corbelled top to meet the Guidelines. The chimney brick and mortar should match the main block.

4. The roof is standing seam metal roof made from a 17 inch pan with 1 ½ inches high sides or prefabricated to match this description with sides ranging in height from 1 ¼ inches to 1 ½ inches to meet the Guidelines,
5. The windows have louvered shutters. The shutters must be made of wood or wood composite that has the appearance of wood, mounted on hinges, and be sized to the related window openings to meet the Guidelines.
6. The height of the main block at the northeast corner is 31 feet 7 inches from the top of the foundation and 32 feet 3 inches when including the proposed 6 inches of exposed foundation.
7. The dormers will be 7 feet in height, sheathed with a standing seam metal roof, and sided with horizontal HardiePlank matching the wing, ell, and bump out.
8. The cornice on the brick main block replicates the dimensions and materials of one of the options provided in the Staff Report on page 20.
9. The roof is vented by either pop-in or continuous vents installed in the bottom of the boxed cornice.
10. The junction of the west wing with the brick main block should be finished with a narrow trim board at the edge of the HardiPlank.
11. All windows in the main block first story should be the same size, unit number WDH21062.
12. An attic window matching proposed attic windows will be added to the gable peak of the west wing.
13. All windows and doors will be wood, fiberglass, or a composite material that has the same visual appearance as wood and the grill (muntin) widths will be ¾ inches.
14. All windows and the front door of the main brick block will have flat jack arches across the top.
15. The front door is solid wood and has six raised panels with dimensions ranging from 3 feet by 6 feet 6 inches to 3.5 feet by 7 feet.
16. All rear doors be the same size, unit number FWO3168.
17. Window and door frames for the brick main block follow installation instructions for brick veneer buildings on page 2-14 of the Andersen 400 Series Architectural Detail File. The sills should be wood and 1 ½ to 2 inches thick. The thresholds should be wood and 2 to 3 inches thick.
18. All window and door trim and corner boards for the HardiePlank clad blocks (west wing, rear ell, rear bump out) have the nominal dimensions of 4 inches by 1 inch. All sills be 1 ½ to 2 inches thick.
19. The foundation will be stone veneer over concrete for all elevations using stones from the existing foundation. If the applicant does not have enough stone from

the existing foundation to complete the stone veneer, then the additional veneer will match the color, shape, and texture of the stone veneer created from the existing foundation. The mortar and a mortar joint will match those found on the Pink House stone addition at 40174 Main Street to meet the Guidelines.

20. All trim, windows, doors, siding, and wood or simulated wood elements will be painted.

21. Approval of the application does not include approval of the rear and side porches, front door surround and front entry steps. A separate application containing detailed, measured drawings of these elements will be required for approval.

Suggested Motions

1. *I move that the Historic District Review Committee deny Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 32-34 of the Staff Report dated May 10, 2010.*

   OR

2. *I move that the Historic District Review Committee approve Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 32-34 of the Staff Report dated May 10, 2010 and with the following conditions…*

   OR

3. *I move that the Historic District Review Committee defer Certificate of Appropriateness 2010-0002 for new residential construction at 40153 Janney Street in accordance with the Loudoun County Historic District Guidelines for the Waterford Historic and Cultural Conservation District based on the findings included on pages 32-34 of the Staff Report dated May 10, 2010.*

   OR

4. *I move alternate motion…*